

1 BILL NO. B-80-11-12

2 DECLARATORY RESOLUTION NO. B-06-81

3
4 A DECLARATORY RESOLUTION designating
5 an "Urban Development Area" under
6 I.C. 6-1.1-12.1.

7 WHEREAS, Petitioner duly filed its petition dated
8 October 24, 1980, to have the following described property
9 designated and declared an "Urban Development Area" under
10 Division 6, Article II, Chapter 2 of the 1974 Municipal Code
11 and I.C. 6-1.1-12.1, to-wit:

12 The East 150 feet of Lot Number 8
13 in Hanna Creighton Subdivision 2.

14 WHEREAS, it appears that said petition should be pro-
15 cessed to final determination in accordance with the provi-
16 sion of said Division 6.

17 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
18 OF THE CITY OF FORT WAYNE, INDIANA:

19 SECTION 1. That, subject to the requirements of Sec-
20 tion 2 below, the above described property is hereby desig-
21 nated and declared an "Urban Development Area" under I.C.
22 6-1.1-12.1.

23 SECTION 2. That the foregoing is subject to:

24 (a) An affirmative ("Do Pass") recommen-
25 dation by the Fort Wayne Redevelopment
26 Commission, after due hearing, analysis
27 and study in accordance with the provi-
28 sions of Division 6, Article II, Chapter 2
29 of the Municipal Code of the City of Fort
30 Wayne, Indiana of 1974.
31
32

(b) Final confirmation hereof by due passage
upon the final vote hereon.

SECTION 3. That this Resolution shall be effective upon
passage and approval by the Mayor.

B. A. L. V.
COUNCILMAN

APPROVED AS TO FORM AND
LEGALITY NOVEMBER , 1980.

J. E. Hoffman
JOHN E. HOFFMAN, City Attorney

Read the first time in full and on motion by E. S. Smith,
seconded by J. S. Jones, and duly adopted, read the second time
by title and referred to the Committee Regulation (and the City Re-
plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,
Indiana, on 11-25-80, the 11 day of
1981, at 11 o'clock A. M., E.S.T.

DATE: 11-25-80

Charles W. Westerman
CHARLES W. WESTERMAN
CITY CLERK

Read the third time in full and on motion by Via Junta,
seconded by J. S. Jones, and duly adopted, placed on its
passage. PASSED (~~LOST~~) by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT:
TOTAL VOTES	<u>9</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
BURNS	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
EISBART	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
GIAQUINTA	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
NUCKOLS	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
SCHMIDT, D.	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
SCHMIDT, V.	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
SCHOMBURG	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
STIER	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
TALARICO	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

DATE: 1-27-81

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL)
(APPROPRIATION) ORDINANCE (RESOLUTION) No. 3-06-81
on the 27th day of January, 1981.

ATTEST:

(SEAL)

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

John E. Nuckols
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the 28th day of January, 1981, at the hour of
11:00 o'clock A. M., E.S.T.

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Approved and signed by me this 28th day of Jan.
1981, at the hour of 1 o'clock P. M., E.S.T.

Winfield C. Moses, Jr.
WINFIELD C. MOSES, JR.
MAYOR

BILL NO. R-80-11-12

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON Regulations TO WHOM WAS REFERRED AN
ORDINANCE A DECLARATORY RESOLUTION designating an "Urban
Development Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

MARK E. GIAQUINTA, CHAIRMAN

SAMUEL J. TALARICO, VICE CHAIRMAN

VIVIAN G. SCHMIDT

JAMES S. STIER

DONALD J. SCHMIDT

CONCURRED IN

DATE 1/27/81 CHARLES W. WESTERMAN, CITY CLERK



OFFICE OF THE CITY CLERK

THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ONE MAIN STREET • FORT WAYNE, INDIANA 46802

Charles W. Westerman, Clerk -- Room 122

October 24, 1980

Mr. John E. Hoffman
Attorney At Law
Hoffman, Moppert & Angel
Suite 1212
Anthony Wayne Bank Building
Fort Wayne, Indiana 46802

Dear Mr. Hoffman:

Please find enclosed an Application for consideration for designation as an urban development area with attached receipt for the \$50.00 filing fee from S. E. Jahn Builders Inc.

As per procedure established by Resolution No. R-80-79, I am requesting that your department prepare a Declaratory Resolution, which designates an "urban development area" (qualification for tax abatement), should be prepared in accordance with Resolution No. R-80-79 and Public Law No. 69, Acts of 1977, as amended by Public Law No. 56, Acts of 1979.

Sincerely yours,

Charles W. Westerman
City Clerk

CWW/jmw
Enclosures

APPLICATION FOR CONSIDERATION FOR
DESIGNATION AS AN URBAN DEVELOPMENT AREA

This Application is to be completed and signed by the owner of the property where property redevelopment or rehabilitation is to occur. The Common Council of the City of Fort Wayne reviews this Application for designation as an "Urban Development Area" in discharge of its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977 and amended in 1979. The Common Council makes no representation as to the effect of a designation granted by the Council for purposes of any further applications or approvals required under Public Law 69, and makes no representation to an applicant concerning the validity of any benefit conferred under Public Law 69.

1. Address of Property Lot # 8 Wallace St.
St. 150' Lot # 8
2. Legal Description of Property
East 150' of Lot # 8
on Wallace St.
Hanna Wright Redevelopment
Area
3. Township Wayne
4. Taxing District H. Wayne
5. Current Zoning District M-1
6. Variance Grant (if any) _____
7. Owner(s) S. E. Jahn Builders Inc.
8. Address of Owner(s) 6504 Chilton Dr.
9. Telephone Number 493-2704
10. Agent of Owner (if any) Steve Jahn
11. Address Same
12. Telephone Number Same
13. Relationship of Agent to Owner _____
14. Instrument Number of Commitments or Covenants Enforceable by City (if any) _____
15. Current Use of Property
(a) How is property presently used? Vacant
(b) What structure(s) (if any) are on the property? None
(c) What is the condition of this structure/these structures? _____
16. Current Assessment on Land and Improvements
(a) What is the amount of latest assessment? 4200.00

(b) What is the amount of total property taxes paid the immediate past year? (Indicate amount of land assessment and assessment on improvements) None

RECEIVED
OCT 24 1980
CHARLES W. WESTERMAN
CITY CLERK

OCT 24 1980
CHARLES W. WESTERMAN
CITY CLERK

17. Description of Project Office - Warehouse
18. Development Time Frame
- (a) When will physical aspects of development or rehabilitation begin? 10-27-80
- (b) When is completion expected? 6-1-81
19. Cost of project (not including land cost) 60,000
20. Permanent Jobs Resulting from Completed Project
- (a) How many permanent employees will be employed at or in connection with the project after it is completed? 8
- (b) What kind of work will employees be engaged in? Construction
- (c) How many jobs new to Fort Wayne will be created as a result of project completion? Approx 9
21. Additional municipal services necessitated by project (eg. enlargement of sewer, improvement of streets) None
22. Undesirability for Normal Development
- What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?
- Neighborhood was previously deteriorating.
23. Furtherance of City Development Objectives (circle letter and explain)
- (a) Will the project improve utilization of vacant under-utilized land? Yes
- (b) Will the project improve or replace a deteriorated or obsolete structure? Yes

CITY CLERK'S OFFICE
Room 122 City-County Bldg.
One East Main Street
Fort Wayne, Indiana 46802

NO. 12

Oct. 24 1950

RECEIVED FROM

City of Fort Wayne DOLLARS

for payment of

Account Total \$ 20.00

Amount Paid \$ 0.00

Balance Due \$ 20.00

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

- (c) Will the project preserve a historically or architecturally significant structure? No
- (d) Will the project contribute to the conservation and/or stability of a neighborhood? Yes
- (e) Will the project provide a more attractive appearance for the City (eg. restoration of a facade, landscaping, new design)? Yes

24. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

 Yes X No

25. Financing on Project

What is the status of financing connected with the project?

Approved w/ Lincoln Bank

I hereby certify that the information and representations on this Application are true and complete.

Stein E. Jahn
Signature(s) of Owner(s)

10-24-80
Date

Carolyn J. Jahn

10/24/80

FORT WAYNE REDEVELOPMENT COMMISSION

DATE: January 8, 1981
TO: Councilman Mark Giaquinta
Council Committee on Regulations
FROM: Gary E. Wasson, Acting Executive Director
SUBJECT: City Council Bill No. R-80-11-12
Tax Abatement - 1021 Wallace Street

Background

On November 25, 1980 Declaratory Resolution No. R-80-11-12 was introduced in City Council requesting designation of the property located at 1021 Wallace Street as an "urban development area" for purposes of tax abatement. The Resolution was then referred to the Regulations Committee. In accordance with Resolution No. R-80-79, the Declaratory Resolution was then referred to the Redevelopment Commission for public hearing.

Action

The Fort Wayne Redevelopment Commission conducted the Public Hearing on January 5, 1981. No one spoke in opposition to the abatement request.

Recommendation

Following the public hearing, the Redevelopment Commission, at their Regular Meeting on January 5, 1981, did adopt the attached Resolution No. 81-2 recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

The East 150 feet of Lot Number
8 in Hanna-Creighton Subdivision
2, located and commonly known as:

1021 Wallace Street, Fort Wayne
Indiana

as an "urban development area" for purposes of I.C. 6-1.1-12.1, as enacted by the General Assembly of the State of Indiana.

Rationale

The Redevelopment Commission staff received the aforementioned Application and found that:

S. E. Jahn Builders, Inc., has almost completed a new structure at 1021 Wallace Street in the Hanna Creighton Redevelopment Areas. The building is to be used as an office-warehouse, and will employ approximately eight (8) persons. The cost of the building is \$60,000. It is the opinion of the Commission that the property of 1021 Wallace Street qualifies as an "urban development area" in view of the fact that the proposal meets many of the objectives of the Redevelopment Commission, as stated in Resolution No. 78-5 authorizing implementation of procedures with regard to Public Law No. 69, as amended. The objectives, which are addressed by the S. E. Jahn Builders, Inc., proposal are as

follows:


- (a) effective utilization of vacant or underutilized land,
- (b) improvement in the physical appearance of the city,
- (c) neighborhood conservation and stabilization, structures, and
- (d) rehabilitation or replacement of obsolete or deteriorated structures, and
- (e) increase in employment

Additional positive weight should be given to this proposal since:

1. The property is within a Redevelopment Project Area.

If you have any questions, please call this office.

GEW/jes

A handwritten signature in black ink, appearing to read "Gary E. White", with a long, sweeping horizontal line extending to the right.



Wallace Street

**FORT WAYNE
REDEVELOPMENT
COMMISSION**



TITLE

Tax Abatement

PROJECT

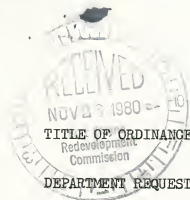
**S.E. Yahn Builders
1021 Wallace St.**

DATE

Jan. 1981

SCALE

5058



Admn. Appr. _____

DIGEST SHEET

Declaratory Resolution

Q-8011-12

DEPARTMENT REQUESTING ORDINANCE City Clerk's Office

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an

"Urban Development Area" under I.C. 6-1.1-12.1.

(Neighborhood is presently deteriorating and construction
of an office - warehouse would revitalize the area)

EFFECT OF PASSAGE Construction of an office-warehouse creating four
new jobs.

EFFECT OF NON-PASSAGE Non-construction therefore delaying the re-
development of this property and creating no new jobs.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) Reduction of real
estate taxes on improvement on reducing percentages over
ten years per I.C. 6-1.1-12.1-4.

ASSIGNED TO COMMITTEE (PRESIDENT) _____

Handwritten initials